

## 123 Roseberry Street, Ascot Vale Vic 3032



**4 Bed 2 Bath – Car**  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 320 sqm approx  
**Indicative Selling Price**  
 \$1,520,000  
**Median House Price**  
 December quarter 2022:  
 \$1,480,000

## Comparable Properties



**154 The Parade, Ascot Vale 3032 (REI/VG)**  
**3 Bed 1 Bath - Car**  
**Price:** \$1,593,500  
**Method:** Sold Before Auction  
**Date:** 18/11/2022  
**Property Type:** House (Res)  
**Land Size:** 429 sqm approx  
**Agent Comments:** Superior location and land size, inferior presentation and floor plan.



**41 Robb Street, Essendon 3040 (REI)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,565,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 395 sqm approx  
**Agent Comments:** Superior location, superior land size, inferior presentational and floor plan



**18 Walter Street, Ascot Vale 3032 (REI/VG)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 09/12/2022  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx  
**Agent Comments:** Inferior floorplan and presentation, comparable location, superior land size

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

123 Roseberry Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$1,520,000

#### Median sale price

Median price

\$1,480,000

House

x

Suburb

Ascot Vale

Period - From

01/10/2022

to

31/12/2022

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
154 The Parade, ASCOT VALE 3032	\$1,593,500	18/11/2022
41 Robb Street, ESSENDON 3040	\$1,565,000	18/02/2023
18 Walter Street, ASCOT VALE 3032	\$1,550,000	09/12/2022

This Statement of Information was prepared on:

24/04/2023